Karen Johnson Davidson County
Batch # 1199661 DEEDQC
10/31/2024 03:06:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0084597

Prepared by and After Recording,
Return to:
Robert A. DeVellis, Esq.
Blair & Potts
P.O. Box 1214
Stamford, CT 06904-1214

Map/Parcel No. 083 09 0 350.00

Exempt under
T.C.A. § 67-4-409 (a)(1)(C)(vi)

QUITCLAIM DEED

T.C.A. §66-5-103(B)(2)

KNOW ALL MEN BY THESE PRESENTS THAT:

THAT, **JOSEPH T. NOCHERA** and **VIRGINIA S. NOCHERA**, hereinafter referred to as "Grantor", for and in consideration of the sum of One and no/100 Dollars ($1.00), do hereby bargain, sell, release, remise, quit claim and convey unto JOSEPH T. NOCHERA and VIRGINIA S. NOCHERA, or their successors in Trust, as TRUSTEES OF THE JOSEPH T. NOCHERA REVOCABLE TRUST under Agreement dated March 4, 2004, as amended and restated, as to an undivided fifty percent (50%) interest and VIRGINIA S. NOCHERA and JOSEPH T. NOCHERA or their successors in Trust, as TRUSTEES OF THE VIRGINIA S. NOCHERA REVOCABLE TRUST under Agreement dated March 4, 2004, as amended and restated, as to an undivided fifty percent (50%) interest, whose address is 1506 Gartland Avenue, Nashville, TN 37206, hereinafter "Grantee," all their right, title and interest in and to the following described real estate, to wit:

> Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract od record in Plat Book 57, Page 66, in Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The address of the herein described property is believed to be 1506 Gartland Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

~~TO HAVE AND TO HOLD~~ same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

The source of title in Grantor(s) is by Warranty Deed recorded in the office of the Register of Deeds in Instrument No. 20210726-0100121, of Davidson County, Tennessee, dated July 21, 2021.

IN TESTIMONY WHEREOF, we have hereunto set our hand(s) this 23rd day of September, 2024

Joseph T. Nochera

Joseph T. Nochera

Virginia S. Nochera

Virginia S. Nochera

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Personally appeared before me, JOSEPH T. NOCHERA and VIRGINIA S. NOCHERA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2024

Tricia Ball

Notary Public
My commission expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

I/we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Subscribed and sworn to before me this 23rd day of September, 2024

, Affiant

Personally appeared before me, JOSEPH T. NOCHERA and VIRGINIA S. NOCHERA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2024.

Notary Public
My commission expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SEND TAX STATEMENTS TO GRANTEE:

Joseph T. Nochera and
Virginia S. Nochera, Trustees
1506 Gartland Avenue
Nashville, TN 37206